

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, July 6, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair; Will Guenther; Chuck Dulcie; Joseph Mascetti

Absent: Marge Blair; Sean Barth

Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

McCracken called the meeting to order at 6:01 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Dulcie made a motion to approve the July 6, 2016, Historic Preservation Commission meeting agenda. Guenther seconded the motion. All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

Guenther made a motion to adopt the June 1, 2016, Historic Preservation Commission meeting minutes. Dulcie seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business.

IX. NEW BUSINESS

1. FOR ACTION

- A. Certificate of Appropriateness.** A request by Kurt Hall of Thomas L. Hiatt Architects, on behalf of Katherine W. Harvey, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,560 SF and a detached carriage house of approximately 750 SF on the property identified as 80 Bridge Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9635).

Schumacher presented.

Hiatt was present.

Dulcie made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 5.15.5.F.6 of the UDO, HPC allows for the an exception to the front build-to line to preserve the 22 and 24 DBH cedar trees.
2. Per Section 5.15.6.I.3.a. and 5.15.6.A. of the UDO, the four transom windows on the Left Side Elevation must be revised to a traditional assembly or modified to a permitted configuration.
3. Per Section 5.15.6.M.1.d. of the UDO, supply Town Staff with information on the type of shutter dog that is proposed.
4. Per the Applications Manual, a Town of Bluffton tree removal permit is required for the removal of any tree over 14" in diameter.

Guenther seconded the motion. All were in favor and the motion passed.

- B. Certificate of Appropriateness.** A request by Mike Vaccaro of Vaccaro Architecture, Inc., on behalf of Carl and Jennifer Myers, for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,075 SF on the property identified as 3 Blue Crab Street (Lot 26) in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).

Schumacher presented.

Vaccaro was present.

Guenther made a motion to approve the Certificate of Appropriateness with the following conditions:

1. A letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.
2. Per Section 5.15.6.G. of the UDO, additional information to clarify the finish intent of the parged stucco at the foundation wall must be provided for review and approval.

3. Per Section 5.15.6.H. of the UDO, provide a railing detail noting the dimension of the top rail and the spacing of the balustrades for review and approval.
4. Per Section 5.15.6.N. of the UDO, this skirt board of the water table trim must be modified to a 2X material.

Dulcie seconded the motion. All were in favor and the motion passed.

Guenther made a motion to move the Discussion next on the Agenda. Dulcie seconded the motion. All were in favor and the motion passed.

X. DISCUSSION

a. None – Schumacher updated the Members on the work being done at the Garvin House. There was a discussion regarding existing and future screen and plastic enclosures; and the state of neglected contributing structures.

C. Certificate of Appropriateness. A request by Southern Coastal Homes for approval of a Certificate of Appropriateness to allow the construction of a new single family residence of approximately 2,470 SF and a carriage house of approximately 540 SF on the property identified as 5778 Yaupon Street (Lot 17B) in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9675).

Schumacher presented.

McCracken recused himself.

Dulcie made a motion to approve the Certificate of Appropriateness with the following revision:

1. The applicant requested to omit the shed covering over the doors on the rear (north) garage elevation.

Guenther seconded the motion. All were in favor and the motion passed.

XI. ADJOURNMENT

The July 7, 2016, Historic Preservation Commission meeting adjourned at 7:11 p.m.